

MEMORANDUM

May 27, 1971

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TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Petitions Nos. Z-2160-2163  
Caras Realty Trust  
George Caras, Trustee  
207-217 Main Street & 4-6-8  
Hathon Square, Charlestown

Petitioner seeks four forbidden use permits and twelve variances to legalize an existing three family occupancy and for a change of occupancy in three separate buildings from a store and two families to a store and three families in a local business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
<u>6-8 Hathon Square</u>		
Section 8-7. A dwelling converted for more families and not meeting one half the requirements of lot area, open space and off street parking is forbidden in an L-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	81 sf/du
Section 17-1. Open space is insufficient.	400 sf/du	21 sf/du
Section 23-1. Off street parking is insufficient.	3 spaces	0
<u>207-209 Main Street &amp; 4 Hathon Square</u>		
Section 8-7. A dwelling converted for more families and not meeting one half the requirements of lot area, open space and off street parking is forbidden in an L-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	81 sf/du
Section 17-1. Open space is insufficient.	400 sf/du	21 sf/du
Section 23-1. Off street parking is insufficient.	1 space	0



## BOARD OF APPEAL REFERRALS 5/27/71

Z-2160-2163 (Cont'd)

211-213 Main Street

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and not meeting one half the requirements of lot area, open space and off street parking is forbidden in an L-1 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1000 sf/du	81 sf/du
Section 17-1.	Open space is insufficient.	400 sf/du	21 sf/du
Section 23-1.	Off street parking is insufficient.	1 space	0

215-217 Main Street

Section 8-7.	A dwelling converted for more families and not meeting one half the requirements of lot area, open space and off street parking is forbidden in an L-1 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	1000 sf/du	81 sf/du
Section 17-1.	Open space is insufficient.	400 sf/du	21 sf/du
Section 23-1.	Off street parking is insufficient.	1 space	0

The property, located on Main Street and Hathon Square near Thompson Square, contains three commercial-residential structures and a three story frame structure. The proposal would legalize an existing occupancy and restore deteriorated and neglected buildings. The staff recommends that the proposal be submitted to the Authority for Design Review Approval and that the petitioner make arrangements to provide the required off street parking on nearby lots. Recommend approval with provisos.

VOTED: That in connection with Petitions Nos. Z-2160-2163, brought by Caras Realty Trust, George Caras, Trustee, 207-217 Main Street and 4-6-8 Hathon Square in the Charlestown Urban Renewal Area, for four forbidden use permits and twelve variances to legalize an existing three family occupancy and for a change of occupancy in three separate buildings from a store and two families to a store and three families in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the proposal be submitted to the Authority for Design Review approval and that the petitioner make arrangements to provide the required off street parking on nearby lots.





STREET  
METER

745

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Z-2060-63

207-217 MAIN ST  
4-6-8 HATHON SQ  
(CHARLESTOWN)



Petition No. Z-2166  
Boleslaw Sosnowski  
1 Annapolis Street, Dorchester

Petitioner seeks three variances to erect a one car garage in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-4. Front yard is insufficient.	20 feet	7 feet
Section 19-6B. Set back from side lot line of adjoining lot is insufficient.	20 feet	1 foot
Section 20-2. Maximum use of rear yard is excessive.	25%	65%

The property, located on Annapolis Street at the intersection of Sumner Street, contains a three family dwelling. The proposed garage facility (9 ft x 24 ft.) would be located at the rear of the property on an area of only 11 ft x 33 ft. It would be attached to the first floor porch of the petitioner's dwelling and within one foot of the side lot line of the abutting residence. The proposed plan is inadequate and would be detrimental to both the petitioner's and the abutting residential property. Recommend denial.

VOTED: That in connection with Petition No. Z-2166, brought by Boleslaw Sosnowski, 1 Annapolis Street, Dorchester, for three variances to erect a one car garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed garage facility plan is inadequate and would be detrimental to both the petitioner's and the abutting residential property.



Z-2166  
ANNAPOLIS ST.  
(DOR.)



Petition No. Z-2167  
William H & Catherine V. Flanagan  
945 East Second Street, South Boston

Petitioner seeks an extension of a non conforming use and four variances to legalize the occupancy of a tavern in a local business (L-5) district. The proposal would violate the code as follows:

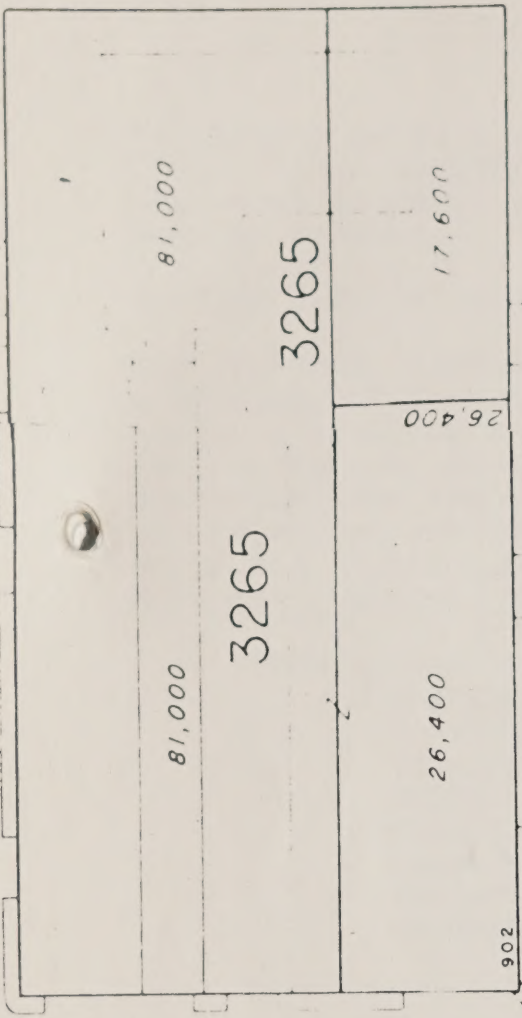
		<u>Req'd</u>	<u>Proposed</u>
Section 4-3.	Addition erected without a permit.		
Section 9-2.	Extension of a non conforming use requires a Board of Appeal hearing.		
Section 15-1.	Floor area ratio is excessive.	0.5	0.9
Section 18-1.	Front yard is insufficient.	15 feet	0
Section 23-2.	Off street parking is insufficient.	21 spaces	0

The property, located on East Second Street at the intersection of Farragut Road, contains a one story masonry structure. The petitioner proposes to legalize the existing tavern occupancy of the former garage structure. The staff recommends that plans for exterior signs be submitted to the Authority for Design Review and that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off street parking. Recommend approval with provisos.

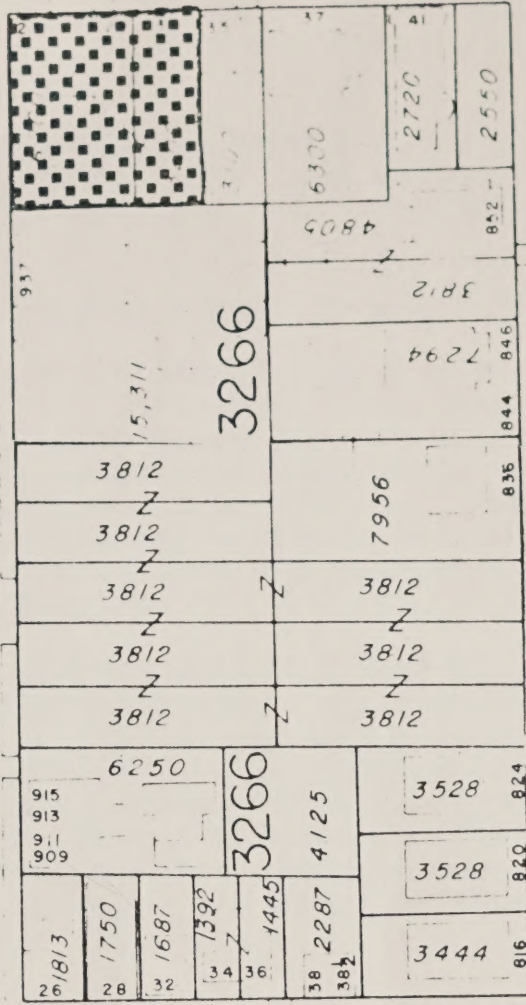
VOTED: That in connection with Petition No. Z-2167, brought by William H. and Catherine V. Flanagan, 945 East Second Street, South Boston, for an extension of a non conforming use and four variances to legalize the occupancy of a tavern in a local business (L-5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans for exterior signs be submitted to the Authority for Design Review; that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off street parking.



# FARRAGUT



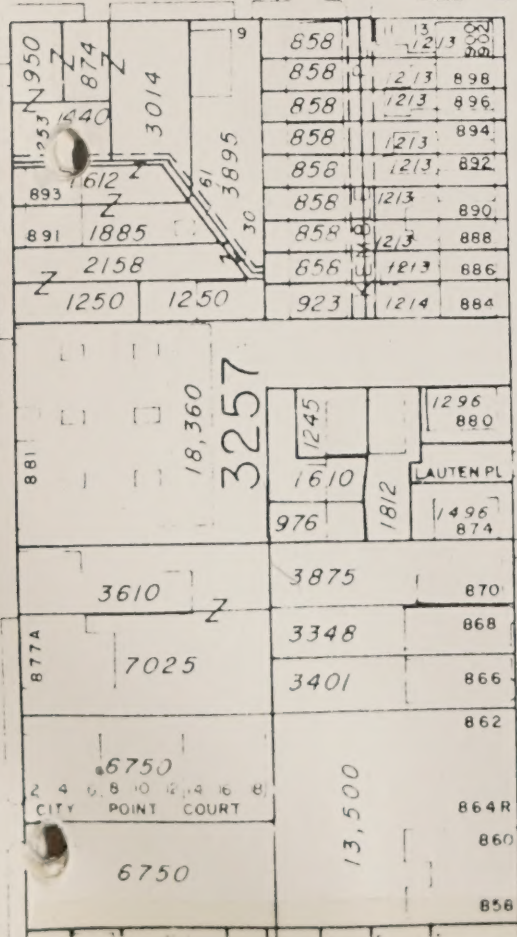
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STREET

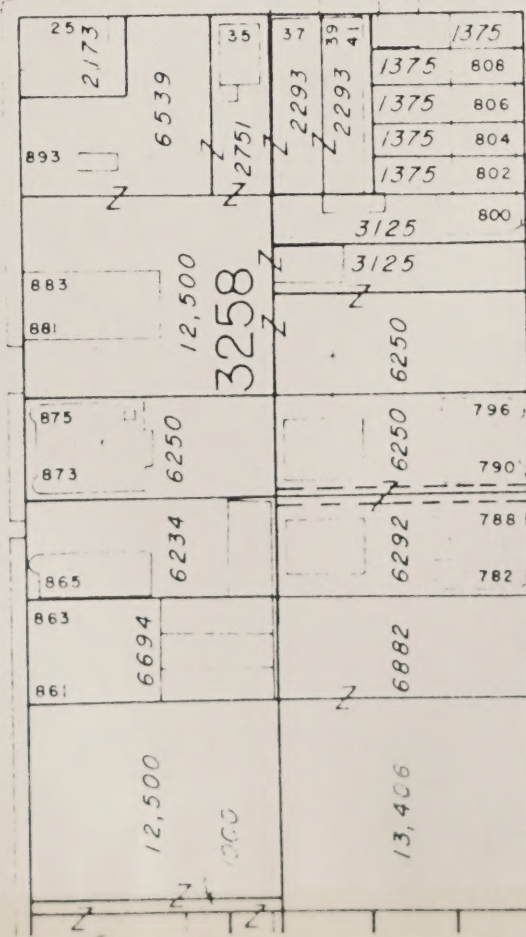
Z-2167

945 E. SECOND ST.  
(S.B.)



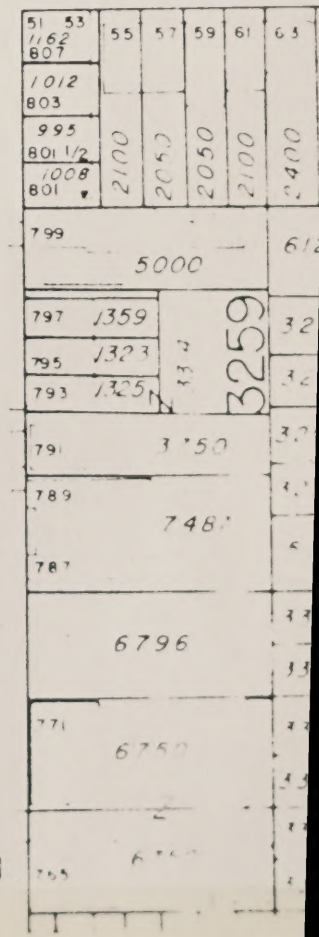
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Petition No. Z-2169  
Eighty Nine State Street Corporation  
Massachusetts Simulator Corp. (Lessee)  
89 State Street, Boston

Petitioner seeks a conditional use permit for a change of occupancy from offices to offices, retail store and driver training school in a general business (B-10) district. The proposal would violate the code as follows:

Section 8-7. A driver training school is conditional in a B-10 district.

The property, located on State Street opposite Merchants Row, contains a 16 story office and retail structure. The lessee proposes to operate a driver training school which would consist of classroom training and instruction on special simulator equipment. Actual automobile operation from the premises would be limited. The staff has no objection but recommends that any exterior design plans, including signs and lighting, be submitted to the Authority for approval.  
Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2169, brought by Eighty Nine State Street Corporation, 89 State Street, Boston, for a conditional use permit for a change of occupancy from offices to offices, retail store and driver training school, in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that any exterior design plans, including signs and lighting, be submitted to the Authority for approval.







Petition No. Z-2171  
Beta Nu House Corporation  
David C. Driscoll, President  
416 Beacon Street, Back Bay

Petitioner seeks an extension of a non-conforming use to renovate basement facilities of an existing fraternity house in an apartment (H-2-70) district. The proposal would violate the code as follows:

Section 9-1. An extension of a non conforming use requires a Board of Appeal hearing.

The property, located on Beacon Street, between Gloucester and Hereford Streets, contains a three story masonry structure. The proposal consists of renovating basement kitchen, bath and boiler room facilities and installing new partitions. There would be no exterior architectural changes. Recommend Approval.

VOTED: That in connection with Petition No. Z-2171, brought by Beta Nu House Corp., David C. Driscoll, President, 416 Beacon Street, Back Bay, for an extension of a non conforming use to renovate basement facilities of an existing fraternity house in an apartment (H-2-70) district, the Boston Redevelopment Authority recommends approval. The proposal would improve existing facilities. There would be no exterior architectural changes.







Petition No. Z-2172  
John F. Reilly  
66 Tremont Street, Charlestown

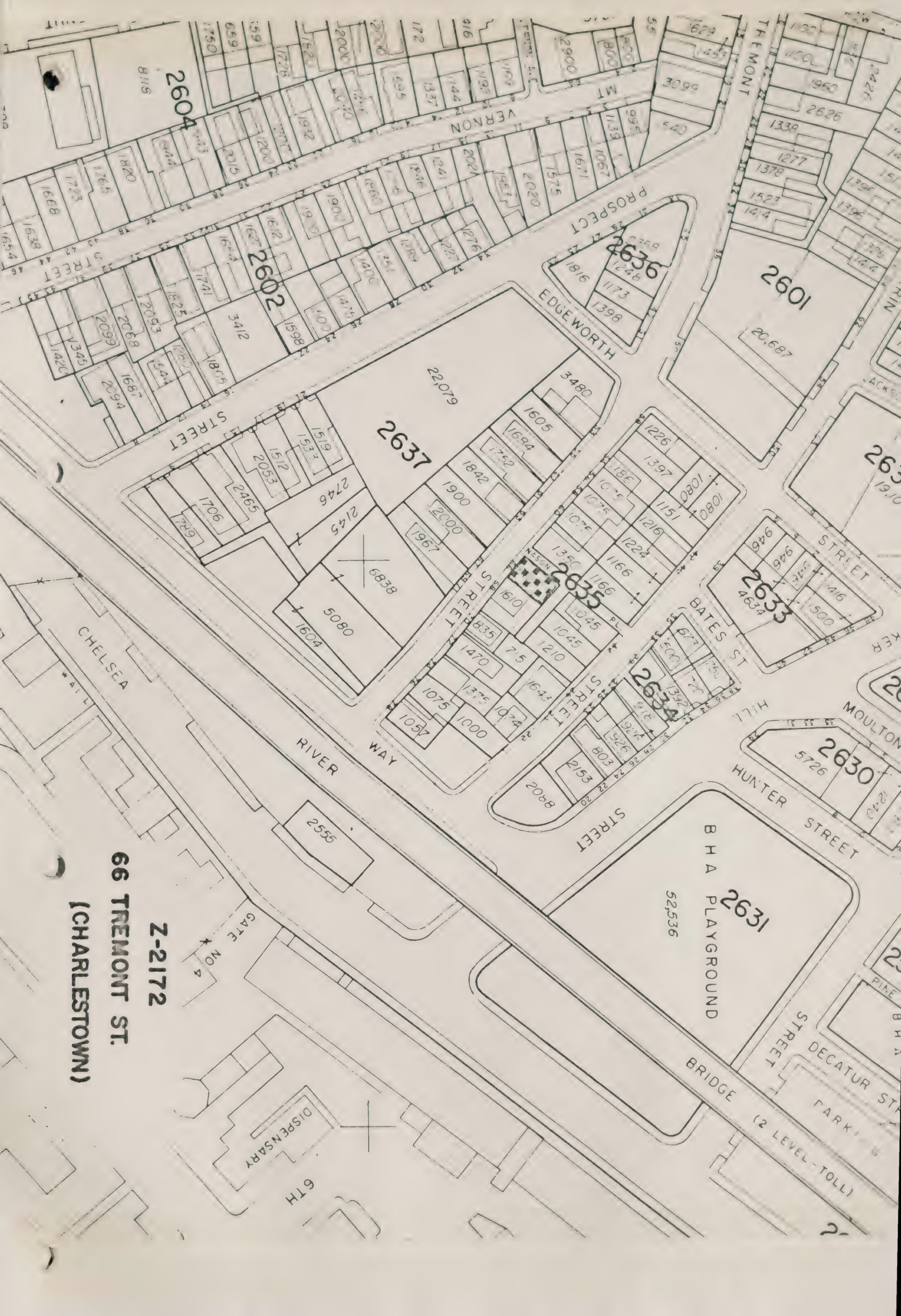
Petitioner seeks four variances to erect a one story addition to a one family dwelling in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	2.0
Section 17-1. Open space is insufficient.	400 sf/du	20 sf/du
Section 18-4. Front yard is insufficient.	20 feet	0
Section 20-1. Rear yard is insufficient.	11 feet	1

The property, located on Tremont Street at the intersection of Nason Place in the Charlestown Urban Renewal Area, contains a 2½ story frame dwelling. The petitioner proposes to erect a one story addition at the rear of the existing structure for additional living space. The floor area ratio violation would be increased minimally. The proposal would be consistent with the residential objectives of the Charlestown Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2172, brought by John F. Reilly, 66 Tremont Street in the Charlestown Urban Renewal Area, for four variances to erect a one story addition to a one family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The floor area ratio violation would be increased only minimally. The proposal would be consistent with the residential objectives of the Charlestown Urban Renewal Plan.





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66 TREMONT ST.  
(CHARLESTOWN)

Z-2172

BHA PLAYGROUND

DISPENSARY

6TH

BRIDGE

DECATUR ST.  
PARKING  
(2 LEVEL-TOLL)



Petition No. Z-2179  
Living & Learning Centers, Inc.  
(Proposed Purchaser)  
1000 V.F.W. Parkway, West Roxbury

Petitioner seeks a conditional use permit and a variance to erect a two story day nursery structure in a single family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A day nursery is conditional in an S-.5 district.		
Section 20-1. Rear yard is insufficient.	50 feet	24 feet

The property, located on V.F.W. Parkway, between Baker and Farragut Streets, contains 30,350 square feet of vacant land. The proposed day care facility and office will offer day nursery and kindergarten programs for 100 children between the hours of 7 a.m. and 6 p.m. It will serve the areas of West Roxbury, Jamaica Plain, Dedham, Needham, Westwood and South Brookline. The property will be fenced. Bus transportation will be used. The Land Use Planning Committee of the West Roxbury Local Advisory Committee voted approval on 4/22/71, provided that there be adequate transportation and no gaudy signs. The staff also recommends that plans for signs be submitted for Design Review approval and that no cuts be allowed in the median strip. The proposal is reasonable, would enhance the area and would be compatible with adjacent institutional uses. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2179, brought by Living and Learning Centers, Inc., (Proposed Purchaser), 1000 V.F.W. Parkway, West Roxbury, for a conditional use permit and a variance to erect a two story day nursery structure in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with the provisos that no cuts be allowed in the median strip and that plans for signs be submitted to the Authority for Design Review approval. The proposal is reasonable, would enhance the area and would be compatible with adjacent institutional uses.



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000 V.F.W. PARKWAY  
(W.R.)

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Board of Appeal Referrals 5/27/71

Petition No. Z-2189  
Historic Boston, Inc.  
John P. Codman, Managing Agent  
4 Walnut Street, Beacon Hill

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from eight to nine apartments in an apartment (H-2-65) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting one half of the open space requirements is forbidden in an H-2-65 district.		
Section 17-1. Open space is insufficient.	150 sf/du	70 sf/du

The property, located on Walnut Street near the intersection of Beacon Street, contains a four story and basement masonry structure. The petitioner proposes to demolish a two story wood ell extension at the rear of the structure, repair and restore the rear facade and add a new basement apartment. The proposed rehabilitation would restore the architectural integrity of the structure and the rear yard would be compatible with the large open gardens of the surrounding residential structures. Recommend approval.

VOTED: That in connection with Petition No. Z-2189, brought by Historic Boston, Inc., 4 Walnut Street, Beacon Hill, for a forbidden use permit and a variance for a change of occupancy from eight to nine apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The proposed rehabilitation would restore the architectural integrity of the structure and the rear yard would be compatible with the large open gardens of the surrounding residential structures.



